

## Fanno Creek Plaza Site Comparison

### Scheme 1 - Stevens Marine Property:

Pros	Cons
<ul style="list-style-type: none"> <li>Large enough area for soft-scape and hard-scape; Flexible space can accommodate groups/ events of all sizes</li> </ul>	<ul style="list-style-type: none"> <li>Visibility within downtown reduced</li> </ul>
<ul style="list-style-type: none"> <li>Strong, direct connection with the Park with a more visible opening to the site.</li> </ul>	<ul style="list-style-type: none"> <li>Farthest removed from existing commerce.</li> </ul>
<ul style="list-style-type: none"> <li>More visible opening to the Upland Park may catalyze development beyond adjacent properties.</li> </ul>	
<ul style="list-style-type: none"> <li>Ability to close off side street during events.</li> </ul>	
<ul style="list-style-type: none"> <li>Plaza events/ activities can be regularly scheduled to generate activity.</li> </ul>	<ul style="list-style-type: none"> <li>Will require regularly programmed events to keep it active.</li> </ul>
<ul style="list-style-type: none"> <li>Larger adjacent properties to towards Main St. (Dolan / Liquor Store site) for redevelopment</li> </ul>	
<ul style="list-style-type: none"> <li>Adjacent property towards Main St. (Dolan site) is highly redevelopable (low improvement value, no disruption to business)</li> </ul>	<ul style="list-style-type: none"> <li>Neighboring properties to the southeast (towards Hall blvd) may not support retail on ground floor</li> </ul>



## Scheme 2 - Corner of Main Street and Burnham (Liquor Store Site)

Pros	Cons
<ul style="list-style-type: none"> <li>Good visibility within downtown</li> </ul>	<ul style="list-style-type: none"> <li>Connection to Park is visual and through pedestrian improvements along Burnham</li> </ul>
<ul style="list-style-type: none"> <li>Adjacent redevelopment potential that could include both housing and retail uses</li> </ul>	<ul style="list-style-type: none"> <li>Tigard Liquor Store is a viable business that draws people downtown, but would have to be relocated to an alternate site downtown</li> </ul>
<ul style="list-style-type: none"> <li>Traffic/ Vitality</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/ Noise</li> </ul>
<ul style="list-style-type: none"> <li>Supports mixed used redevelopment at other parcels along Main Street by providing an amenity on Main Street</li> </ul>	<ul style="list-style-type: none"> <li>Smaller site area for adjacent redevelopment</li> </ul>
<ul style="list-style-type: none"> <li>Adjacent property towards Hall Blvd. (Dolan site) is highly redevelopable (low improvement value, no disruption to business)</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>



### Scheme 5 – Dolan Property:

Pros	Cons
<ul style="list-style-type: none"> <li>• Could have strong, direct connection to the Park</li> </ul>	<ul style="list-style-type: none"> <li>• Visibility within downtown reduced</li> </ul>
<ul style="list-style-type: none"> <li>• Adjacent redevelopment potential towards southeast (Hall Blvd.) supports housing</li> </ul>	<ul style="list-style-type: none"> <li>• Somewhat removed from downtown retail core</li> </ul>
<ul style="list-style-type: none"> <li>• Adjacent property towards Main St. could be combined with property for larger redevelopment project</li> </ul>	<ul style="list-style-type: none"> <li>• If plaza is developed here, neighboring liquor store site would necessitate redevelopment</li> </ul>
<ul style="list-style-type: none"> <li>• </li> </ul>	<ul style="list-style-type: none"> <li>• If housing developed to the south, would require buffer from plaza</li> </ul>



## Scheme 6 – Car Wash Property:

Pros	Cons
<ul style="list-style-type: none"> <li>Good visibility within downtown</li> </ul>	<ul style="list-style-type: none"> <li>Connection to Park is visual and through pedestrian improvements along Burnham</li> </ul>
<ul style="list-style-type: none"> <li>Site is large enough to accommodate plaza and small retail or mixed-use development</li> </ul>	<ul style="list-style-type: none"> <li>Site is not a good location for housing, the most market-supportable type of development in downtown Tigard in the foreseeable future</li> </ul>
<ul style="list-style-type: none"> <li>Potential for car wash to be relocated to a site with more drive-by auto traffic</li> </ul>	<ul style="list-style-type: none"> <li>Adjacent to 99W; on-site redevelopment must be designed to provide buffer</li> </ul>
<ul style="list-style-type: none"> <li>Provides strong terminus to Burnham; opportunity for gateway structure</li> </ul>	<ul style="list-style-type: none"> <li>Limited capacity to house farmer's market (cannot close off streets)</li> </ul>
<ul style="list-style-type: none"> <li>Supports mixed used redevelopment at other parcels along Main Street by providing an amenity on Main Street</li> </ul>	
<ul style="list-style-type: none"> <li>Traffic/ Vitality</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/ Noise</li> </ul>

